



April 3, 2020

Mr. Timothy Parks  
City of Madison  
Department of Planning & Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

RE: **Letter of Intent**  
**QRS Company, LLC**

Dear Mr. Parks:

QRS Company, LLC (QRS) would like to vacate Ballast Drive within the Tradesmen Commerce Park. At this time, no infrastructure has been constructed within the Ballast Drive right-of-way. QRS is the owner of the parcels adjacent to Ballast Drive and owns the unplatted parcel that Ballast Drive extends to. As previously discussed with city staff, it was determined that there was not a need to extend Ballast Drive to the south to make a connection to lands that are planned to become a residential development.

QRS has filed and recorded a Notice of Lis Pendens to vacate the public right-of-way with the Dane County Register of Deeds which included a petition to discontinue and vacate the right-of-way of Ballast Drive. The proposed CSM will create two outlots; one along the Tradesmen Drive/Kipp Street right-of-way and one for the southern 15.76-acre parcel that will become part of the future residential development. Both of these Outlots may be replatted in the future as QRS is currently marketing the property along Tradesmen Drive/Kipp Street for potential commercial/industrial development. Outlot 2 will be incorporated into the neighborhood plan when development in that area occurs.

A copy of the recorded Lis Pendens document is attached for your reference.

Sincerely,

Gary Blazek, PE  
608-821-3957  
gbla@vierbicher.com